

A wide-angle photograph of the Dubai skyline, featuring numerous skyscrapers and construction cranes. The Burj Khalifa is visible on the left. The foreground shows a body of water, likely the Dubai Canal, with a walkway and some greenery on the right. The sky is blue with scattered white clouds.

Dubai Residential Real Estate Market Overview

May 2025

Key Highlights for May 2025

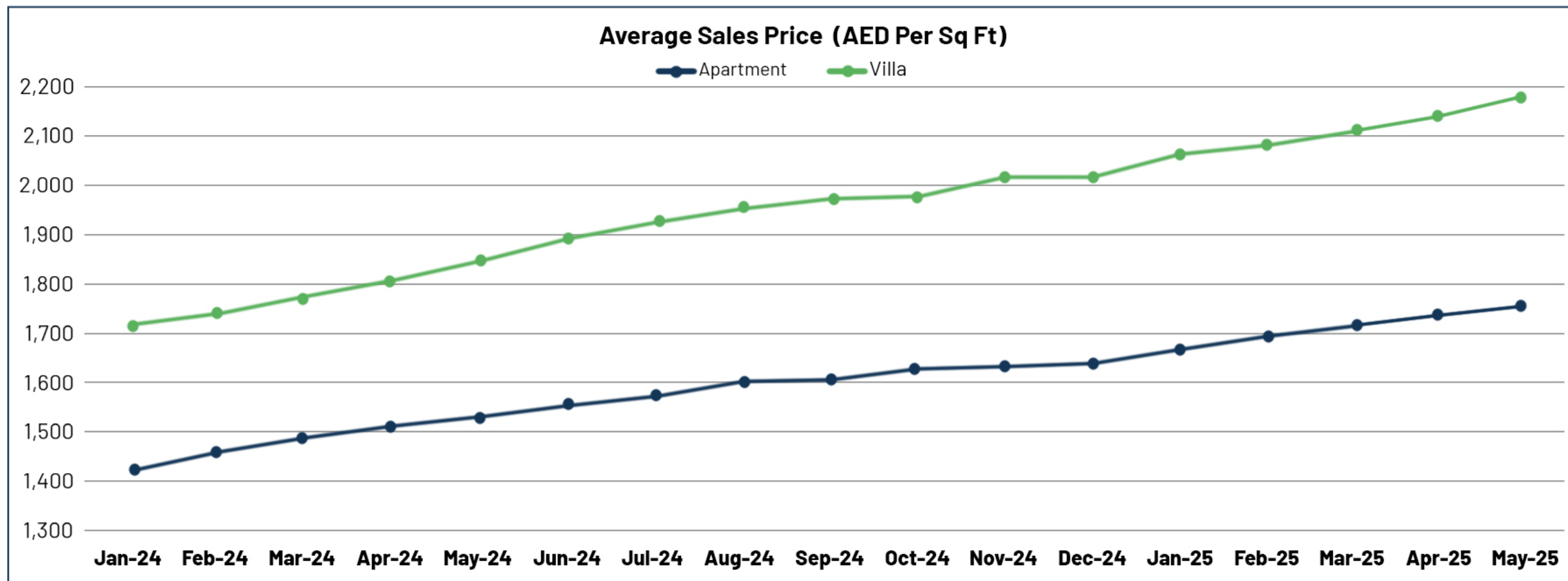
Dubai's real estate sector continued to show robust growth through May 2025, with both villas and apartments demonstrating strong appreciation trends. Over the past 17 months, villa prices have risen by 26.7% while apartment prices have grown by 24.1%. The price differential between the two asset classes has widened to AED 413 per square foot, underscoring increased demand for luxury villa living and continued supply constraints. While villas sustained strong momentum—particularly in premium and family-centric communities—apartment price growth plateaued briefly in Q4 2024, suggesting the need for close monitoring of buyer appetite in this segment going forward.

- Palm Jumeirah remained the highest-priced location for both apartment and villa sales. Apartment prices on the Palm rose to an average of AED 3,263 per square foot, registering a month-on-month increase of 2.6%, while villa prices, though still leading at AED 5,861 per square foot, recorded a 3.5% month-on-month decline—likely indicating a short-term correction after sustained highs.
- Strong demand shifts were seen in emerging or lifestyle-oriented communities like Mohammed Bin Rashid City, The Lakes, and Dubai Hills Estate, which all posted notable price growth. Meanwhile, traditional luxury enclaves such as Emirates Hills and Jumeirah Islands reflected softer performance, suggesting a pivot in buyer preference toward newer inventory.
- The market dynamics illustrate a growing bifurcation, with large-scale premium developers at the top end and affordable housing players gaining ground through focused strategies.

Key Highlights for May 2025

- The luxury segment, defined by transactions exceeding AED 10 million, continues to thrive, accounting for a significant share of Dubai's real estate activity. Notably, 81% of the total value in luxury transactions year-to-date has come from off-plan sales, amounting to AED 15.1 billion. Villas continue to dominate, representing nearly three-quarters of value and volume in both off-plan and ready segments.
- The Oasis emerged as the top-performing off-plan luxury community, while Palm Jumeirah retained its status as the strongest performer in the ready resale market. Record-setting deals further reinforced market confidence: a villa in the EOME project at Palm Jumeirah sold for AED 300 million (AED 18,534 per square foot), and off-plan apartments at La Mer by Meraas reached AED 10,367 per square foot.
- The Dubai government launched the second phase of its Dubai 2040 Urban Master Plan, aiming to promote sustainable and human-centric development. This phase focuses on expanding waterfront access, enhancing public transportation networks, and promoting the concept of "20-minute neighborhoods".
- In support of environmental sustainability, Dubai Municipality updated its green building mandates to align with global best practices. All new residential developments must now disclose energy efficiency ratings, while those meeting LEED or WELL certification standards will benefit from expedited approvals and potential fee reductions.
- May also saw regional collaborations that enhanced Dubai's position as a sustainability hub. The groundbreaking of Sustainable City Yiti in Oman, a joint initiative involving UAE-based developers, extended Dubai's green community influence across borders.

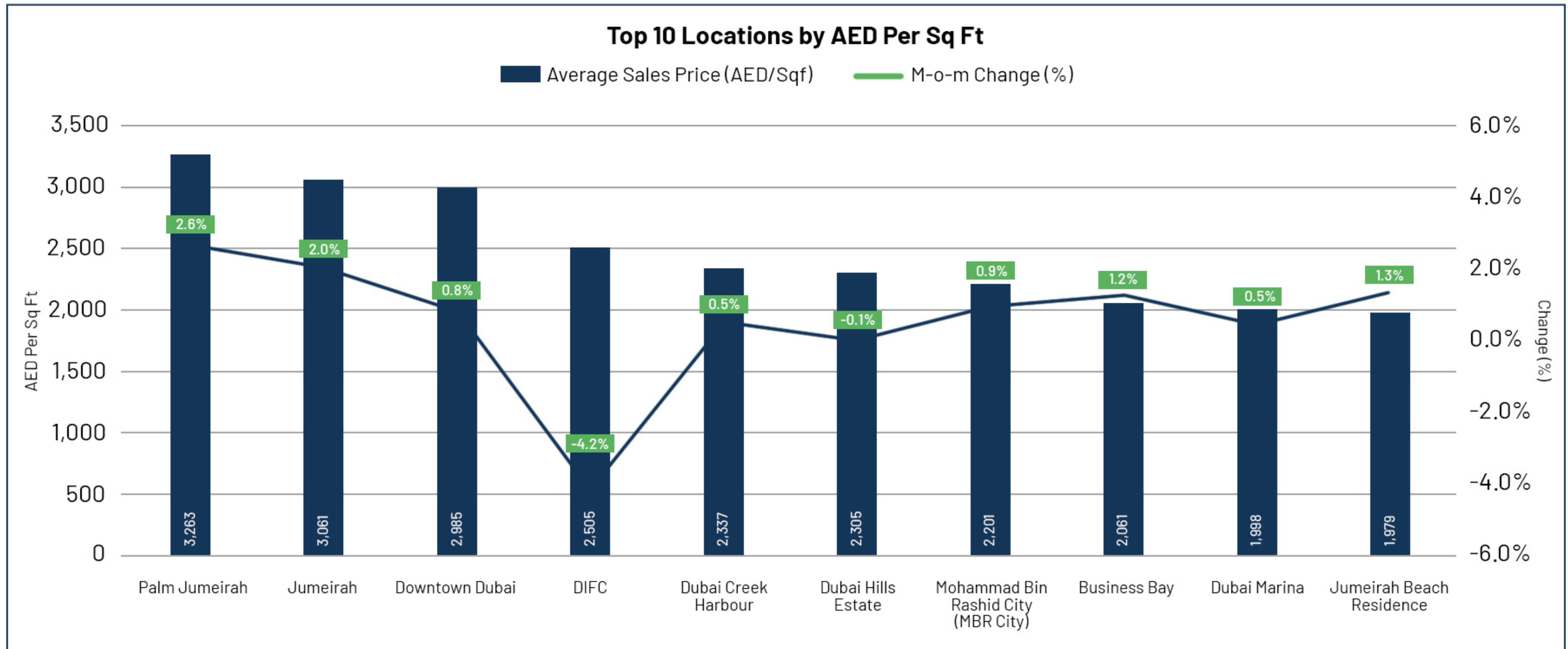
Reidin Residential City-Wide Sales Price Trend



Apartment	1,421	1,454	1,486	1,513	1,530	1,561	1,576	1,608	1,610	1,634	1,639	1,647	1,674	1,703	1,725	1,741	1,763
Villa	1,717	1,743	1,776	1,811	1,847	1,896	1,927	1,955	1,980	1,984	2,019	2,024	2,065	2,085	2,113	2,140	2,176

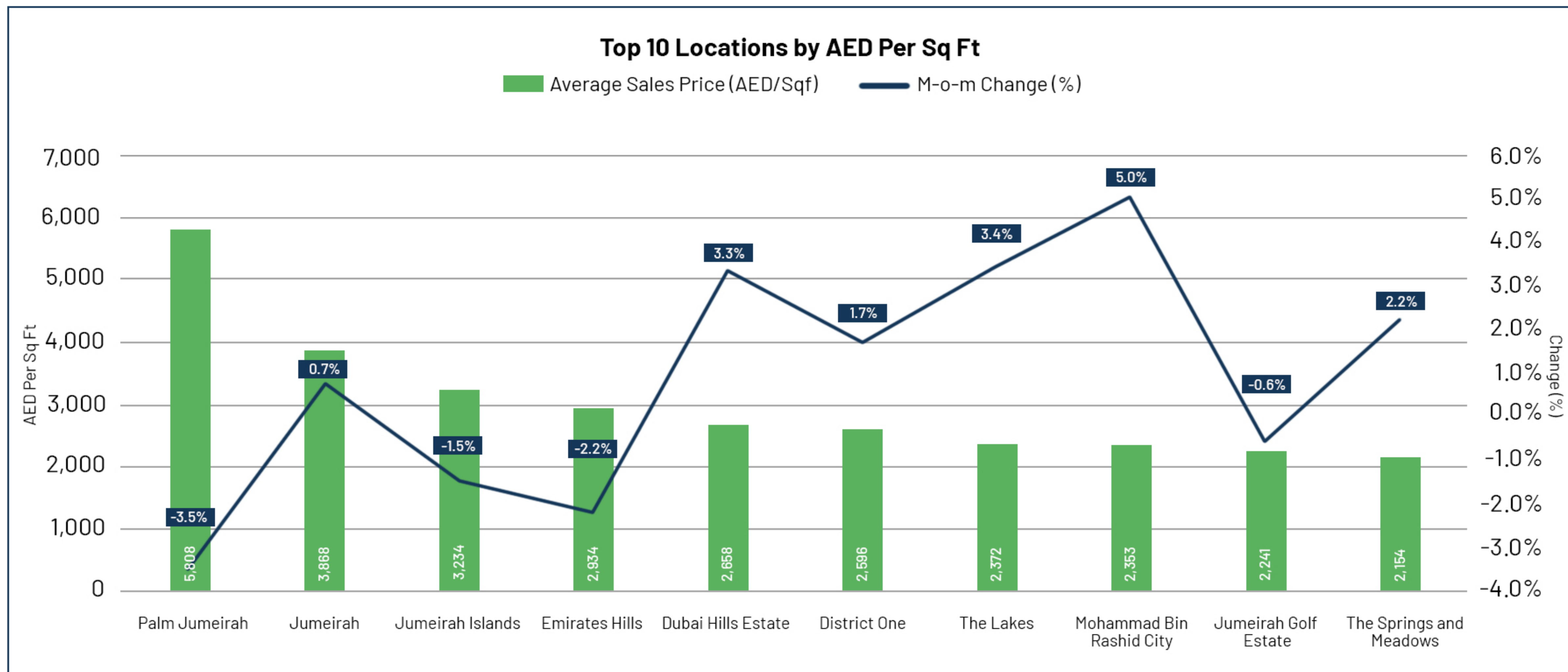
- Both apartments and villas have shown steady price appreciation – villas up 26.7%, apartments up 24.1% over the 17-month period.
- Villas continue to lead in price growth, widening the gap with apartments to AED 413/Sq Ft by May-25 – reflecting strong luxury demand and supply constraints.
- Sharpest increases observed during this phase, particularly for villas, likely driven by premium launches or seasonal investment cycles.
- Apartment growth plateaued briefly in Q4-2024, suggesting the need to track buyer appetite in that segment going forward.

Reidin Apartments Sales Price Trend



- Palm Jumeirah leads the market with the highest average price at AED 3,263/sq ft, and a strong MoM growth of 2.6%, highlighting sustained luxury demand.
- DIFC shows the only negative trend with a -4.2% MoM decline, despite being a top-tier location, suggesting possible price corrections or slowdown post a peak.
- JBR and Business Bay emerge as rising contenders, with 1.3% and 1.2% growth respectively – signalling interest in central waterfront and investment zones.
- Mixed performance with most locations showing modest growth (<1%), indicating a stabilizing high-end segment with selective hotspots outperforming.

Reidin Villas Sales Price Trend



- Palm Jumeirah retains the top spot (again) with the highest villa pricing (AED 5,861/sq ft) but shows a -3.5% MoM drop, suggesting possible correction after sustained highs.
- Strongest growth momentum observed in: Mohammed Bin Rashid City (+5.0%), The Lakes (+3.4%), Dubai Hills Estate (+3.3%), indicating demand shift toward newer or family-centric communities with strong lifestyle positioning.
- Legacy luxury zones like Emirates Hills and Jumeirah Islands show negative MoM performance, reflecting market maturity or buyer preference pivoting to newer stock.
- Diverse performance — prime ultra-luxury areas softening while second-tier and integrated villa communities see fresh demand and price lifts.

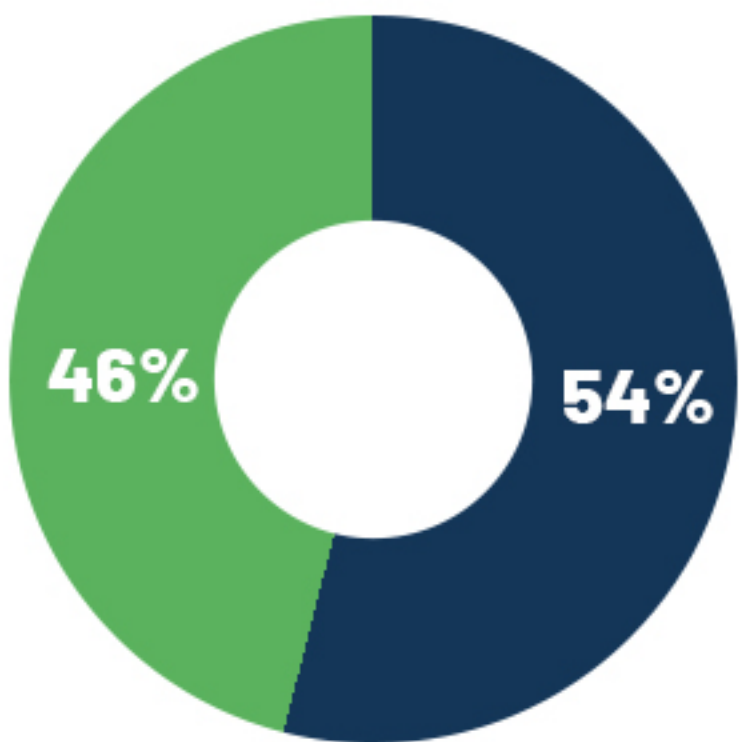
Sales Transactions

Total Volume & Value

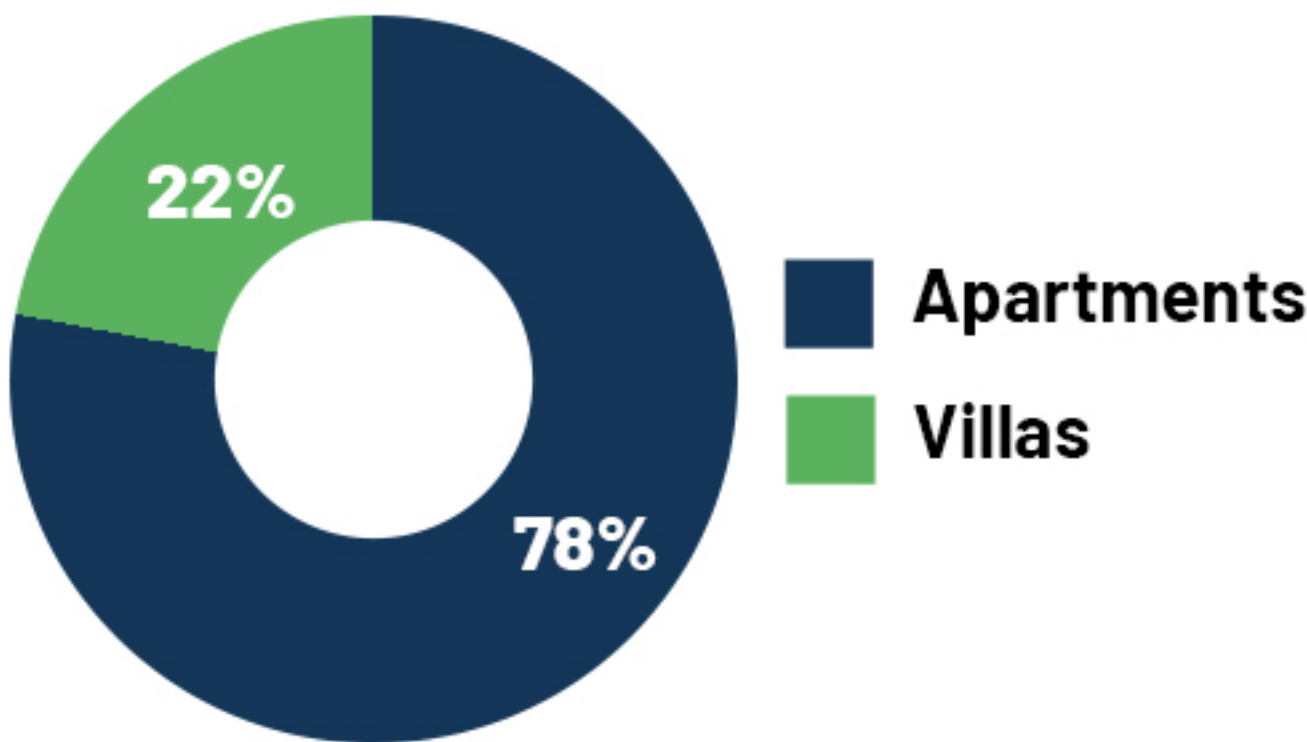
Sales Transactions	Total Value (AED Bn)	Total Volume
Apartment Sales	29.7	14,048
Villa Sales	25.5	3,902
Grand Total	55.2	17,950

*The classification of apartments includes Serviced/Hotel Apartments, while villas also comprise Villa Plots.

Total Value (AED Bn)



Total Volume



Top 10 Locations by Value (AED BN)

The Oasis	6.0 Bn
Damac Island City	3.6 Bn
Dubai Investment Park 2nd	2.4 Bn
Business Bay	2.0 Bn
Downtown Dubai	2.0 Bn
Jumeirah Village Circle	2.0 Bn
Al Wasl	1.7 Bn
Palm Jumeirah	1.7 Bn
Dubai Harbour	1.6 Bn
The Acres	1.5 Bn

Top 10 Locations by Volume

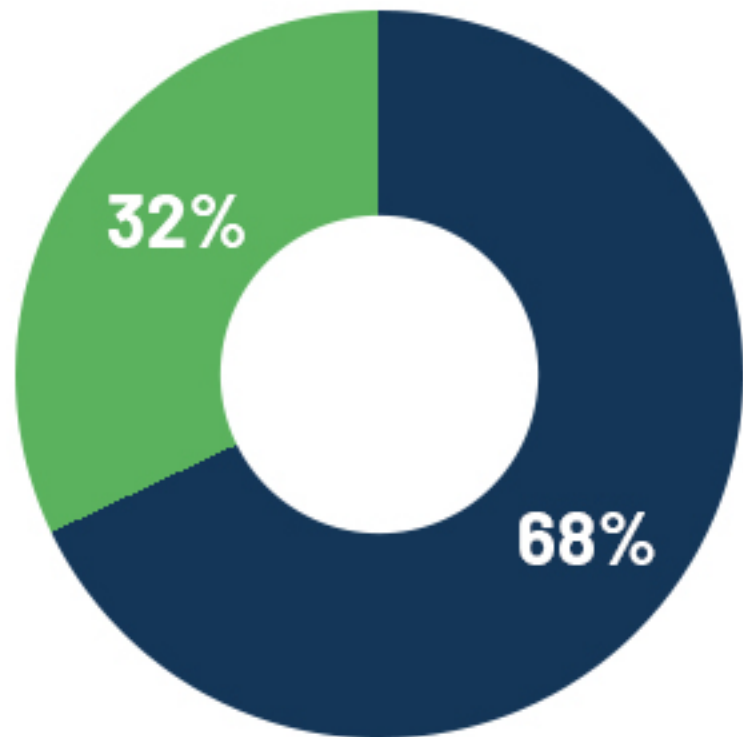
Jumeirah Village Circle	1,823
Damac Island City	1,145
Business Bay	913
Dubailand Residence Complex	564
Dubai Production City (IMPZ)	551
Uptown Motorcity	531
Dubai Creek Harbour	525
Sobha Hartland 2	486
Dubai Marina	444
Jumeirah Village Triangle	424

Sales Sequence: Primary vs Secondary

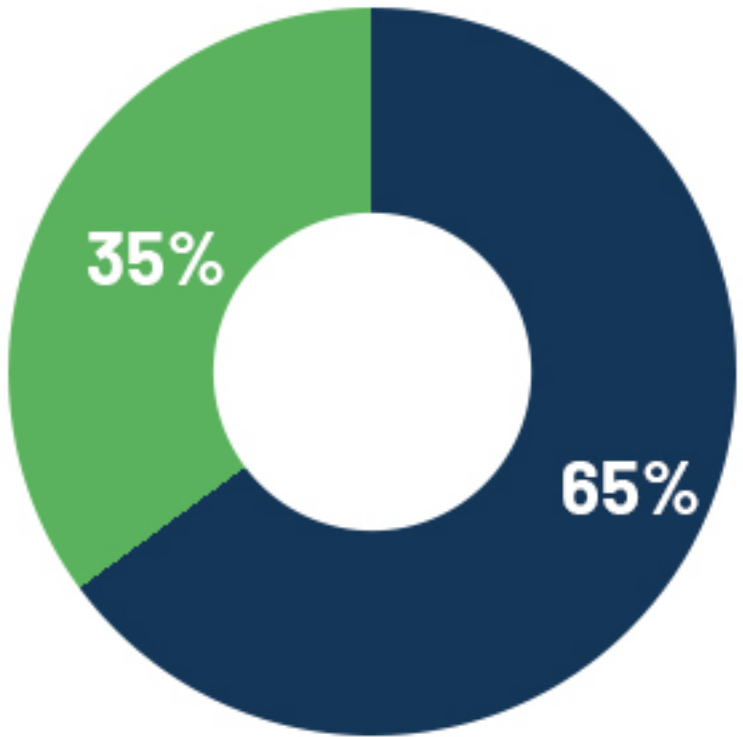
Primary and Secondary Sales Split

Sales Sequence	Total Value (AED Bn)	Total Volume
Primary Sales	37.7 Bn	11,684
Secondary Sales	17.5 Bn	6,266
Grand Total	55.2 Bn	17,950

Total Value (AED Bn)



Total Volume

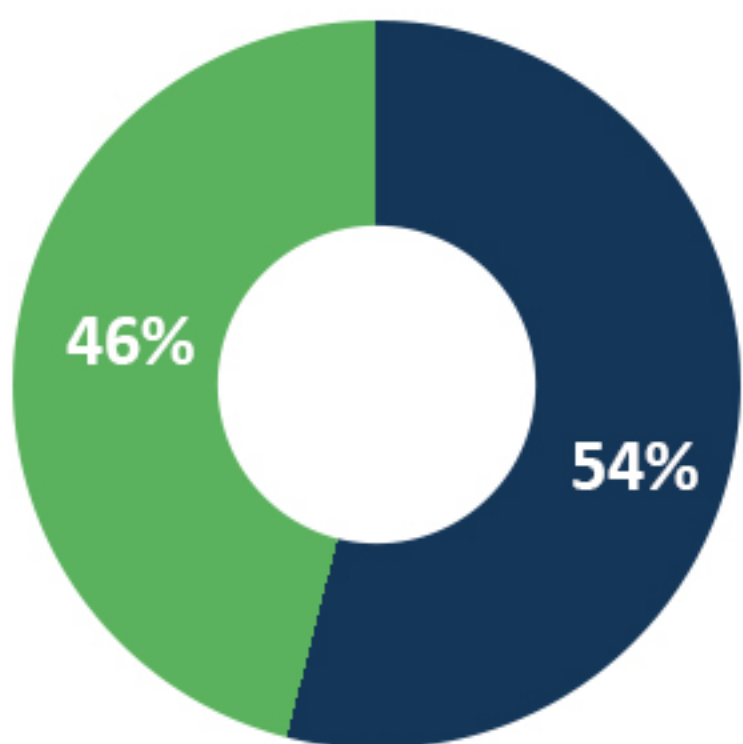


Primary Sales
Secondary Sales

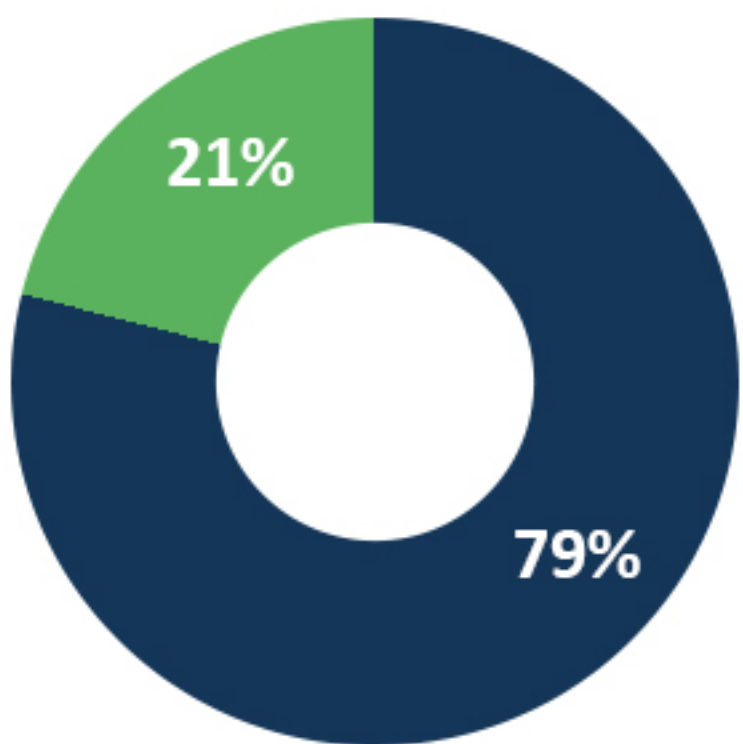
Primary Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	20.5 Bn	9,234
Villa Sales	17.2 Bn	2,450
Grand Total	37.7 Bn	11,684

Total Value (AED Bn)



Total Volume

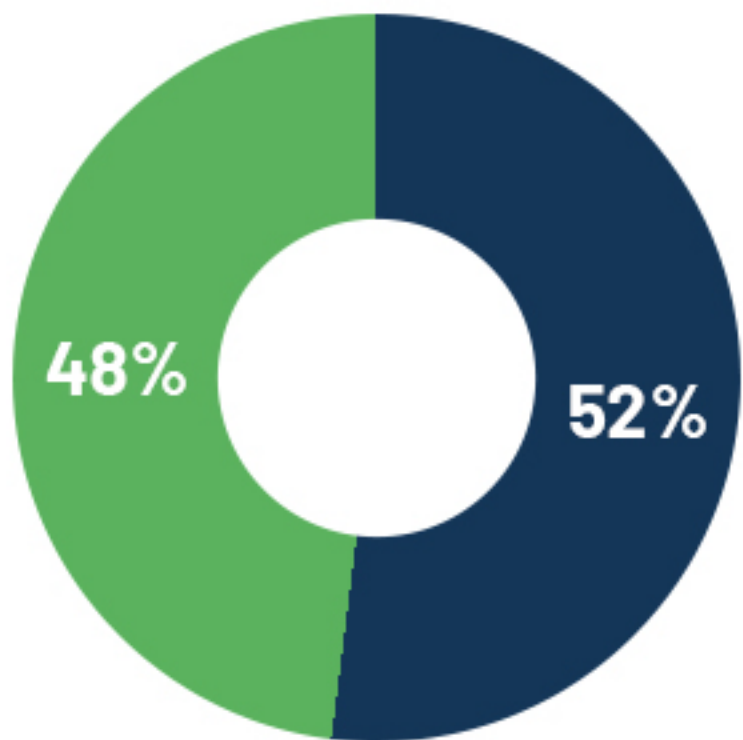


Apartment Sales
Villa Sales

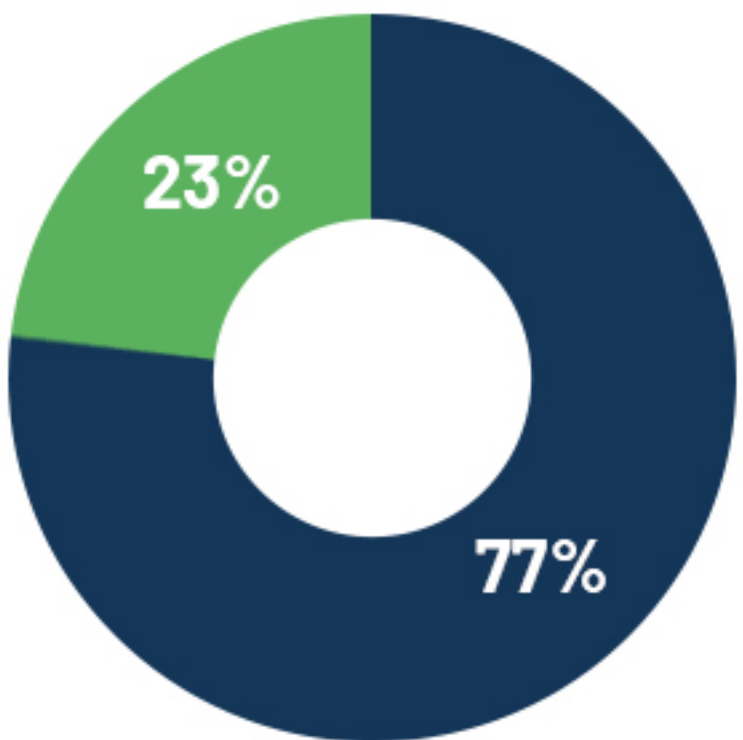
Secondary Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	9.2 Bn	4,814
Villa Sales	8.3 Bn	1,452
Grand Total	17.5 Bn	6,266

Total Value (AED Bn)



Total Volume



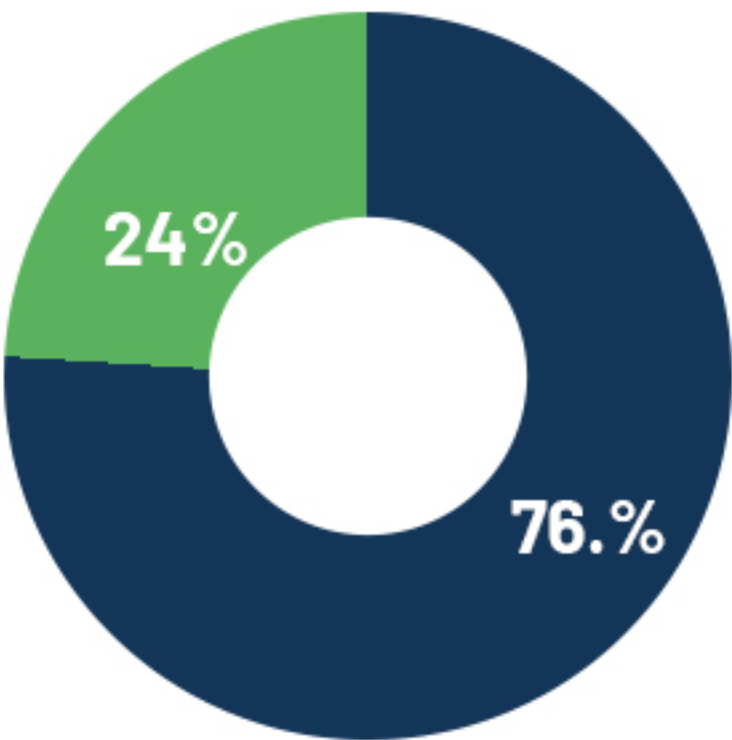
Apartment Sales
Villa Sales

Transaction Type: Off-Plan vs Ready

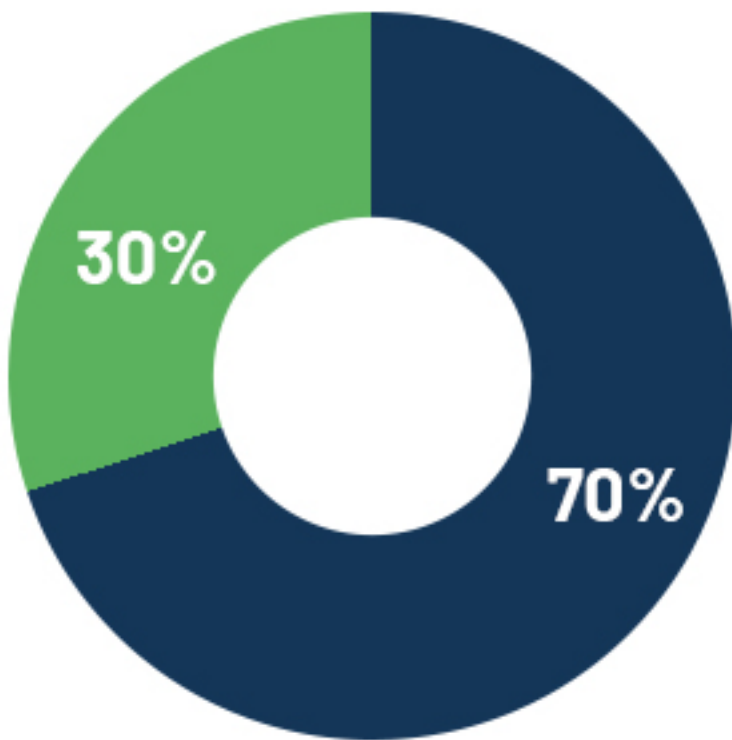
Off-Plan and Ready Sales Split

Transaction Type	Total Value (AED Bn)	Total Volume
Off-Plan Sales	41.7 Bn	12,556
Ready Sales	13.5 Bn	5,394
Grand Total	55.2 Bn	17,950

Total Value (AED Bn)



Total Volume

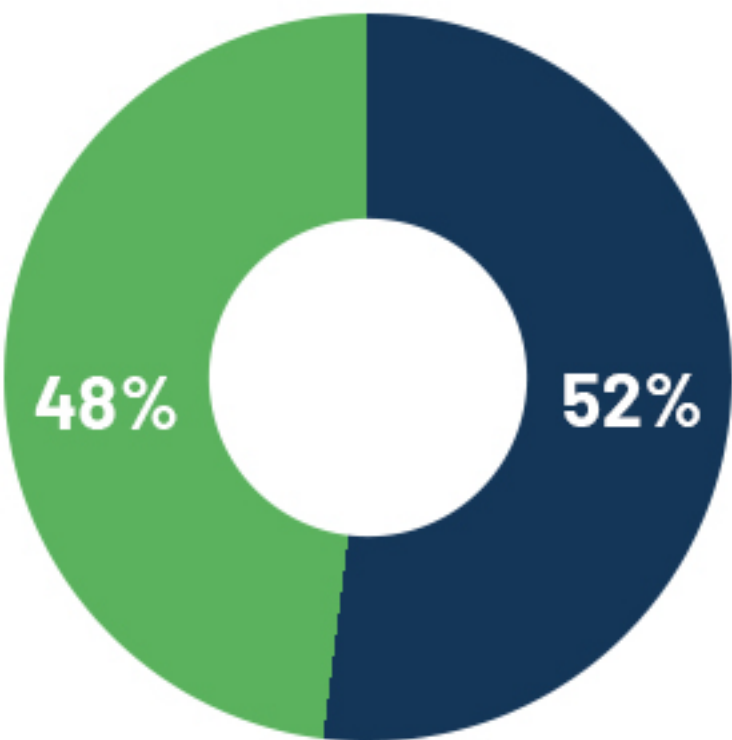


Off-Plan Sales
Ready Sales

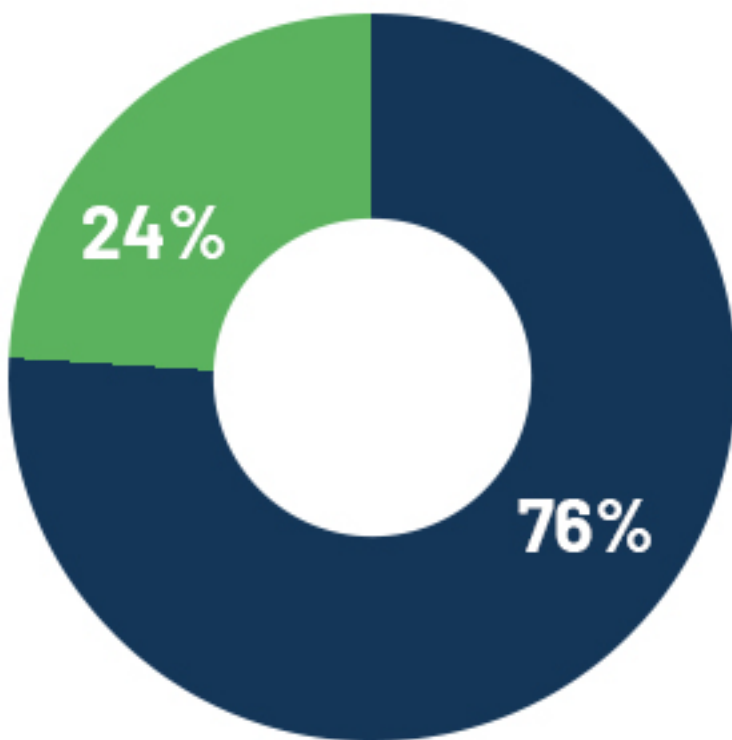
Off-Plan Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	21.8 Bn	9,570
Villa Sales	19.8 Bn	2,986
Grand Total	41.7 Bn	12,556

Total Value (AED Bn)



Total Volume

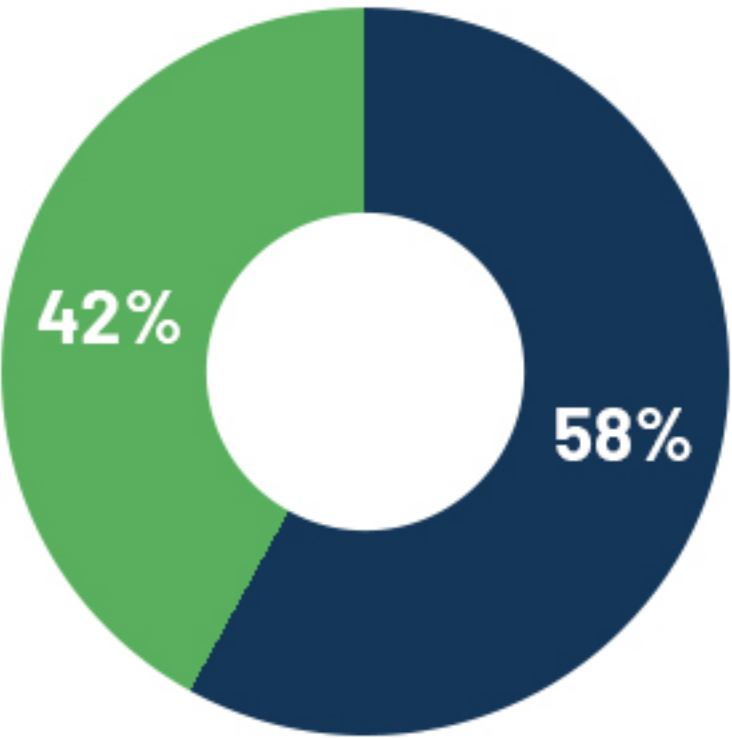


Apartment Sales
Villa Sales

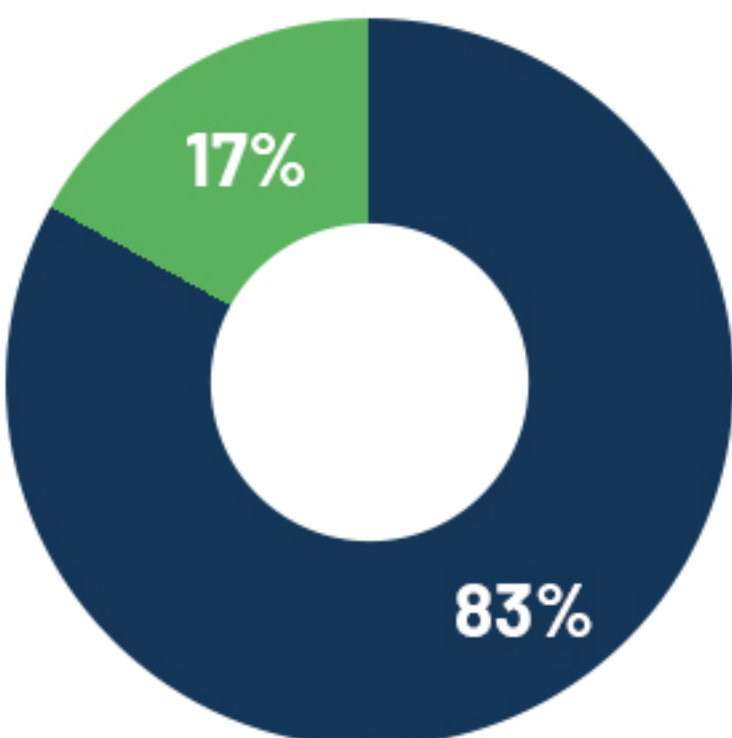
Ready Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	7.9 Bn	4,478
Villa Sales	5.6 Bn	916
Grand Total	13.5 Bn	5,394

Total Value (AED Bn)



Total Volume



Apartment Sales
Villa Sales

Off-Plan Market Overview

Top Off-Plan Developers by Value

Emaar Properties PJSC	12.23 Bn
Damac Properties	5.09 Bn
Meraas Development L.L.C	3.56 Bn
Sobha Real Estate L.L.C	2.51 Bn
H&H Investment and Development	1.96 Bn
Nakheel PJSC	1.70 Bn
Binghatti Holding Limited	0.82 Bn
Beyond Developments	0.81 Bn
Nshama - Nshama Properties	0.70 Bn
MAG Property Development	0.48 Bn

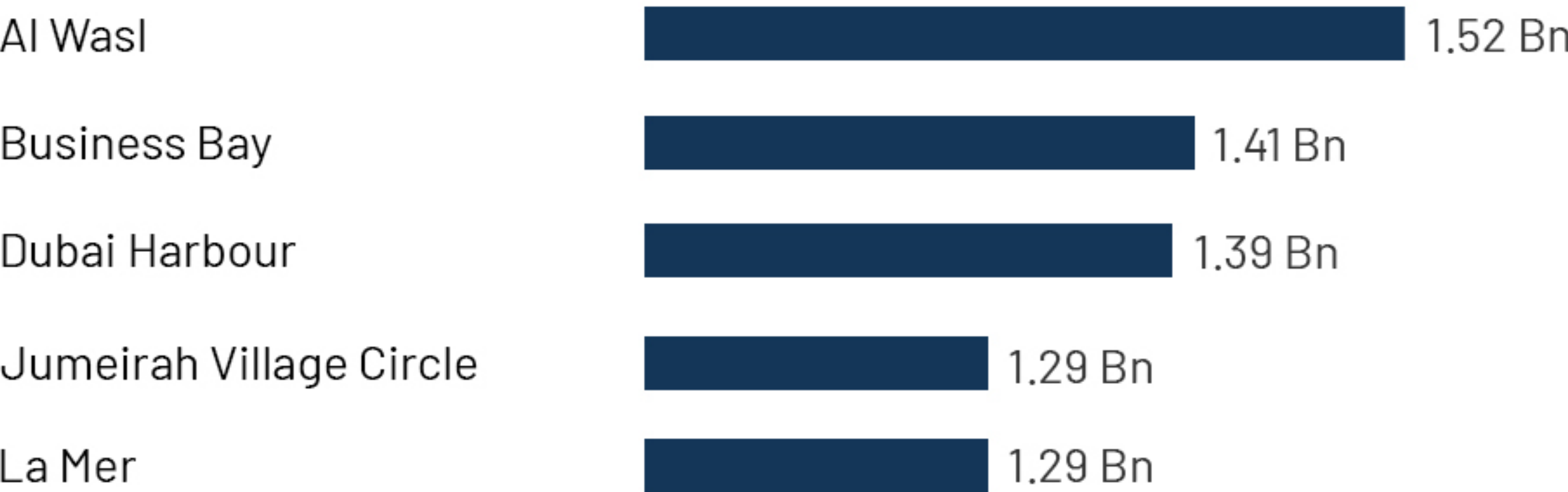
Top Off-Plan Developers by Volume

Emaar Properties PJSC	1,778
Damac Properties	1,710
Sobha Real Estate L.L.C	1,130
Binghatti Holdings Limited	554
Meraas Development L.L.C	310
Danube Properties	301
Azizi Developments	279
Samana Developers	271
Tiger Properties - Tiger Real Estate	242
Nshama - Nshama Properties	226

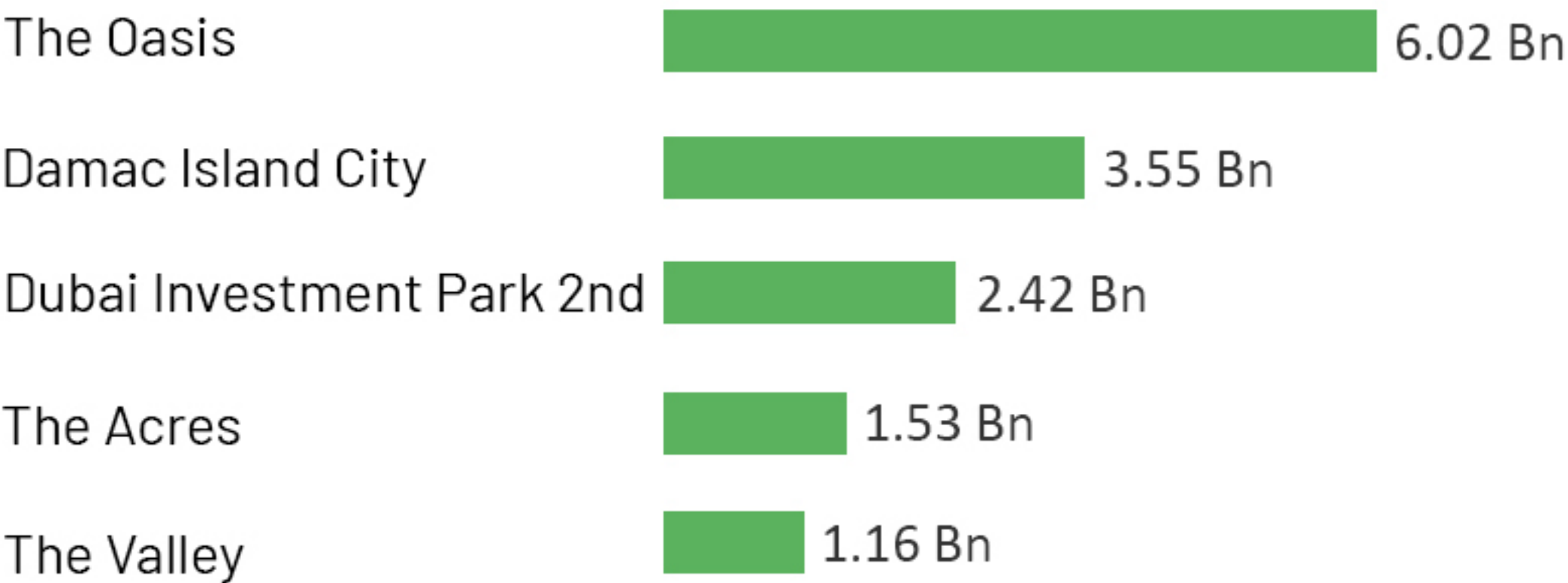
- Emaar Properties dominates the off-plan market both in total sales value (AED 12.23 Bn) and volume (1,778 units) – a strong indicator of brand trust, high-performing launches, and broad market appeal.
- Damac ranks a close second but holds strong in both categories, showing consistent large-scale development output (AED 5.09 Bn, 1,710 units).
- Disparity emerges beyond the top 2: Meraas and H&H Investment appear in the top 5 by value but not by volume, indicating a focus on premium projects with higher average unit prices rather than high transaction counts.
- Azizi, Danube, and Tiger register solid volumes but are absent from the top 10 by value, indicating focus on mid-market or affordable segments.
- The market is bifurcated – a few players dominate in both scale and revenue, while others are carving niches through pricing or specialization.

Off-Plan Market Overview

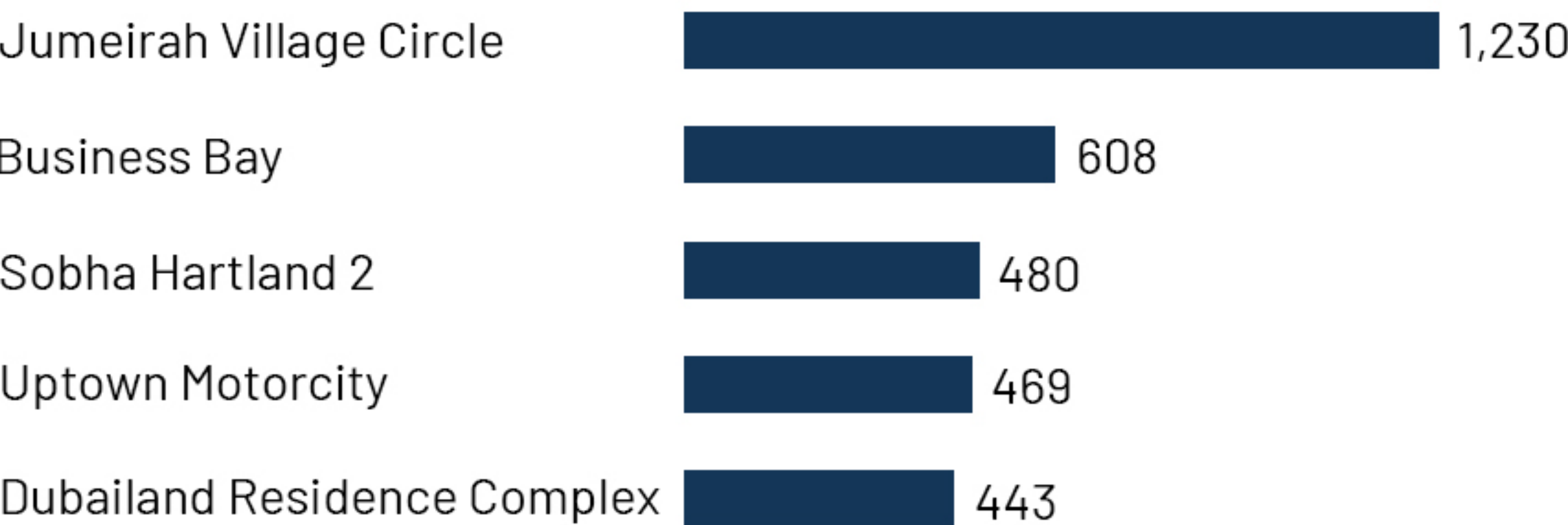
Top 5 Off-Plan Apartment Locations
by Value (AED)



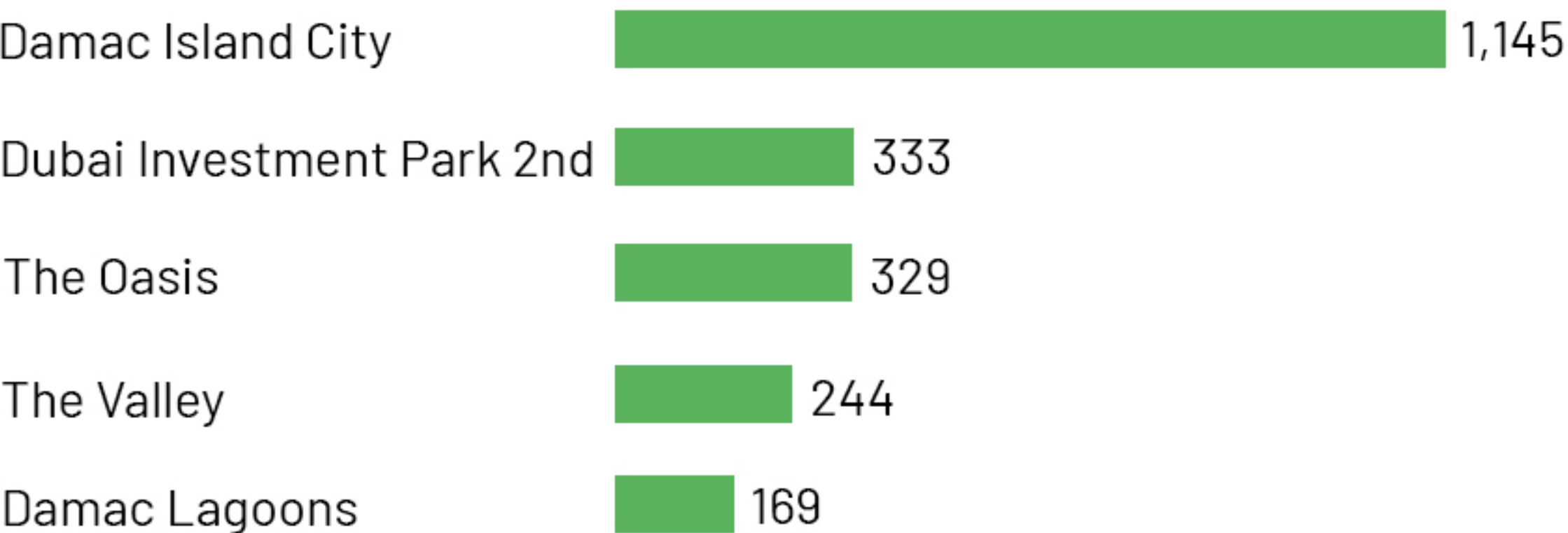
Top 5 Off-Plan Villa Locations
by Value (AED)



Top 5 Off-Plan Apartment Locations
by Volume



Top 5 Off-Plan Villa Locations
by Volume

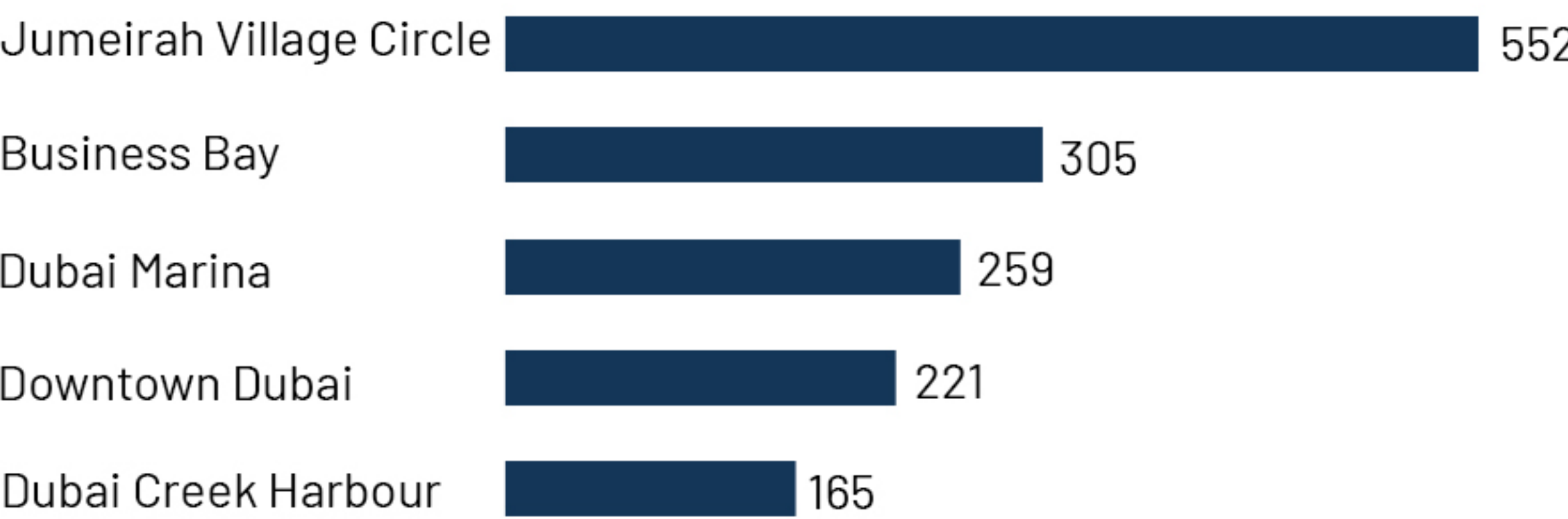


Ready Market Overview

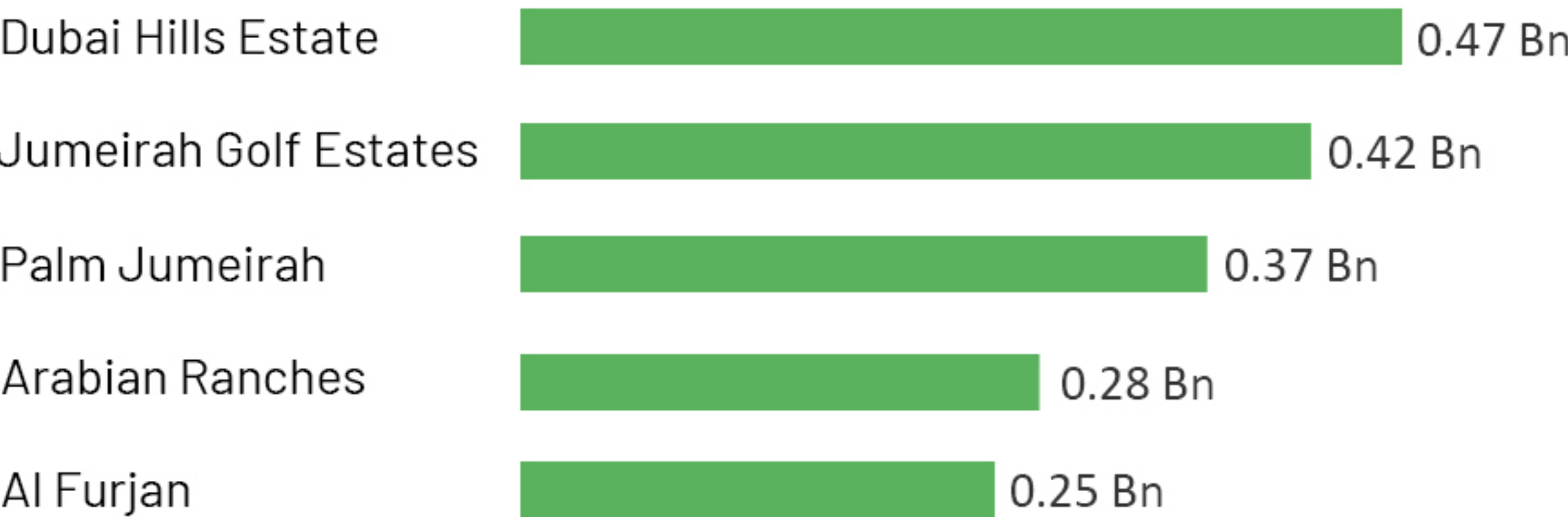
Top 5 Ready Apartment Locations
by Value (AED)



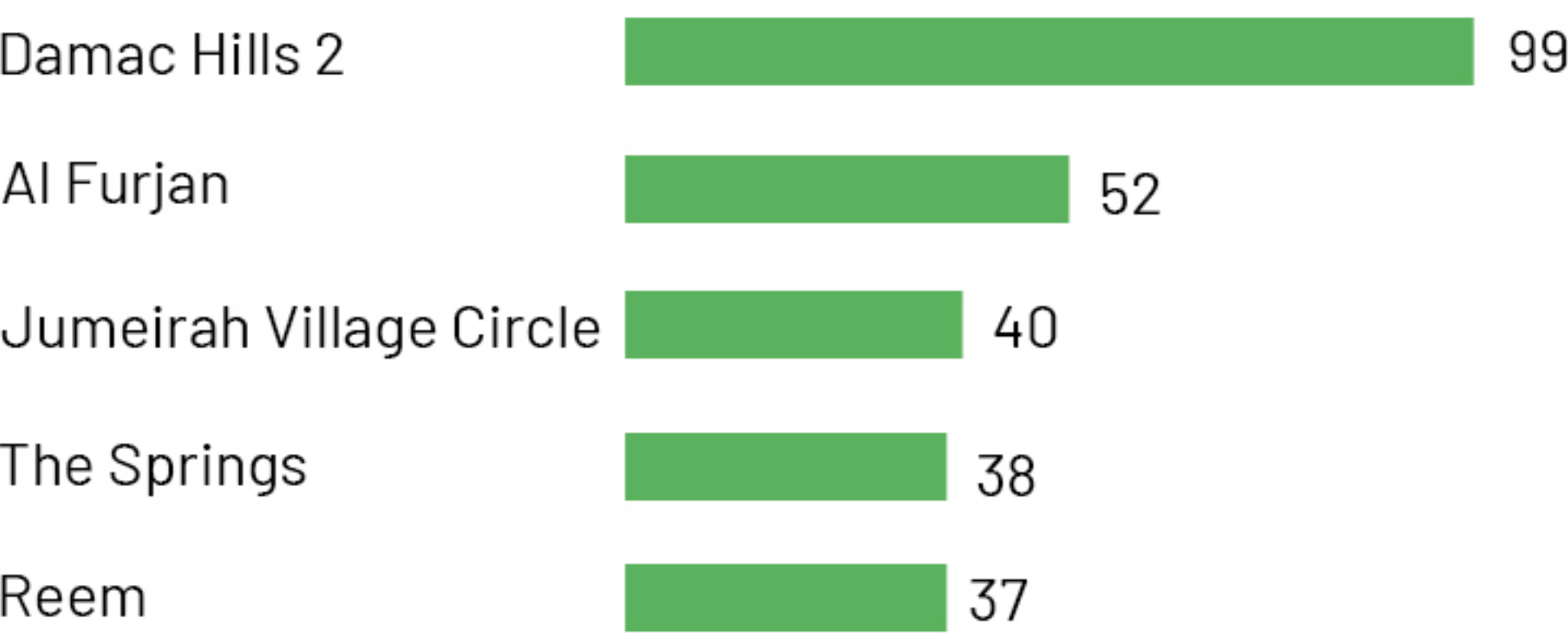
Top 5 Ready Apartment Locations
by Volume



Top 5 Ready Villa Locations
by Value (AED)



Top 5 Ready Villa Locations
by Volume

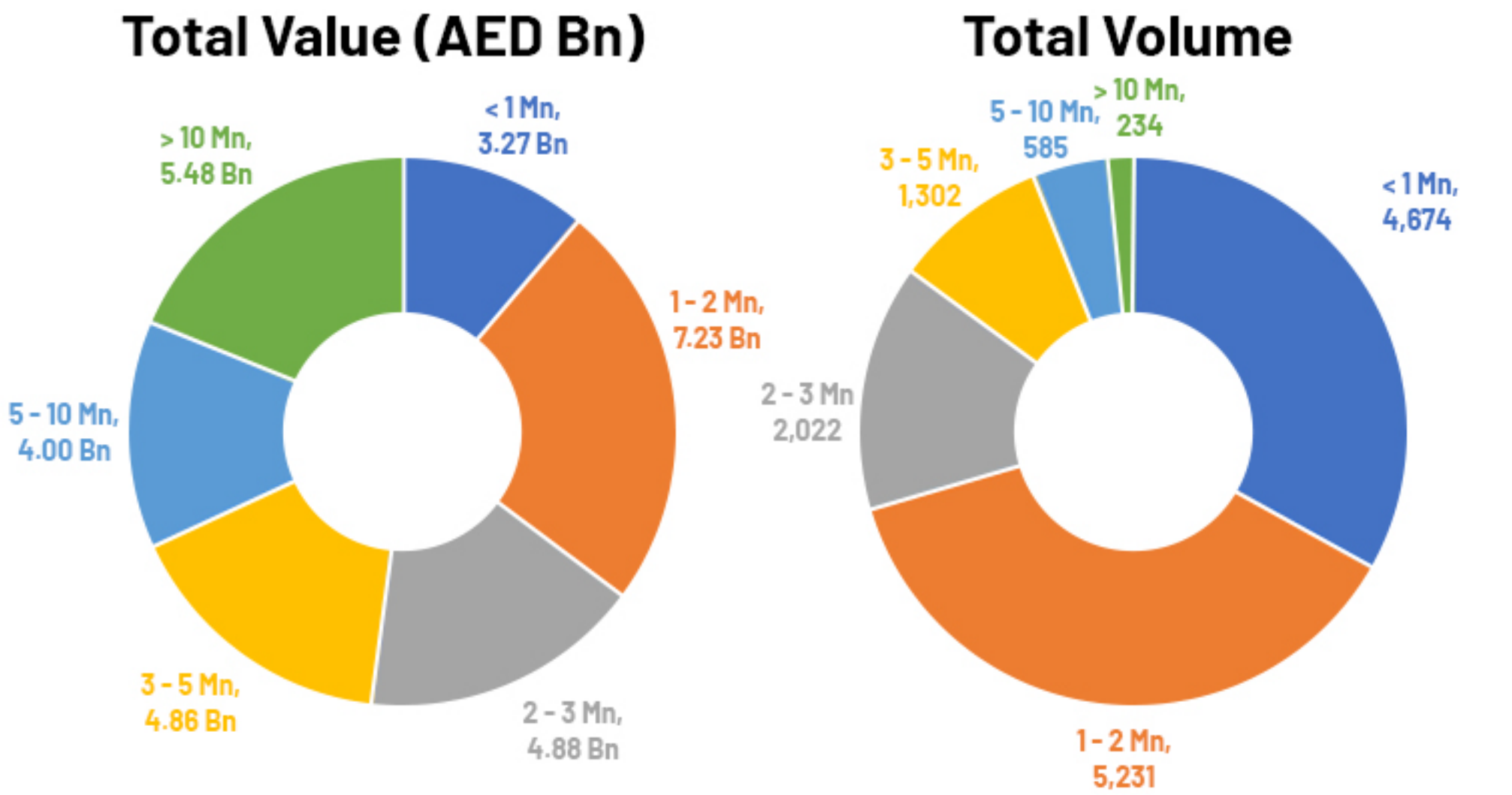


Ticket Size Split by Typologies

Apartment Ticket Split

	Total Value (AED Bn)	Total Volume
< 1 Mn	3.27 Bn	4,674
1 - 2 Mn	7.23 Bn	5,231
2 - 3 Mn	4.88 Bn	2,022
3 - 5 Mn	4.86 Bn	1,302
5 - 10 Mn	4.00 Bn	585
> 10 Mn	5.48 Bn	234

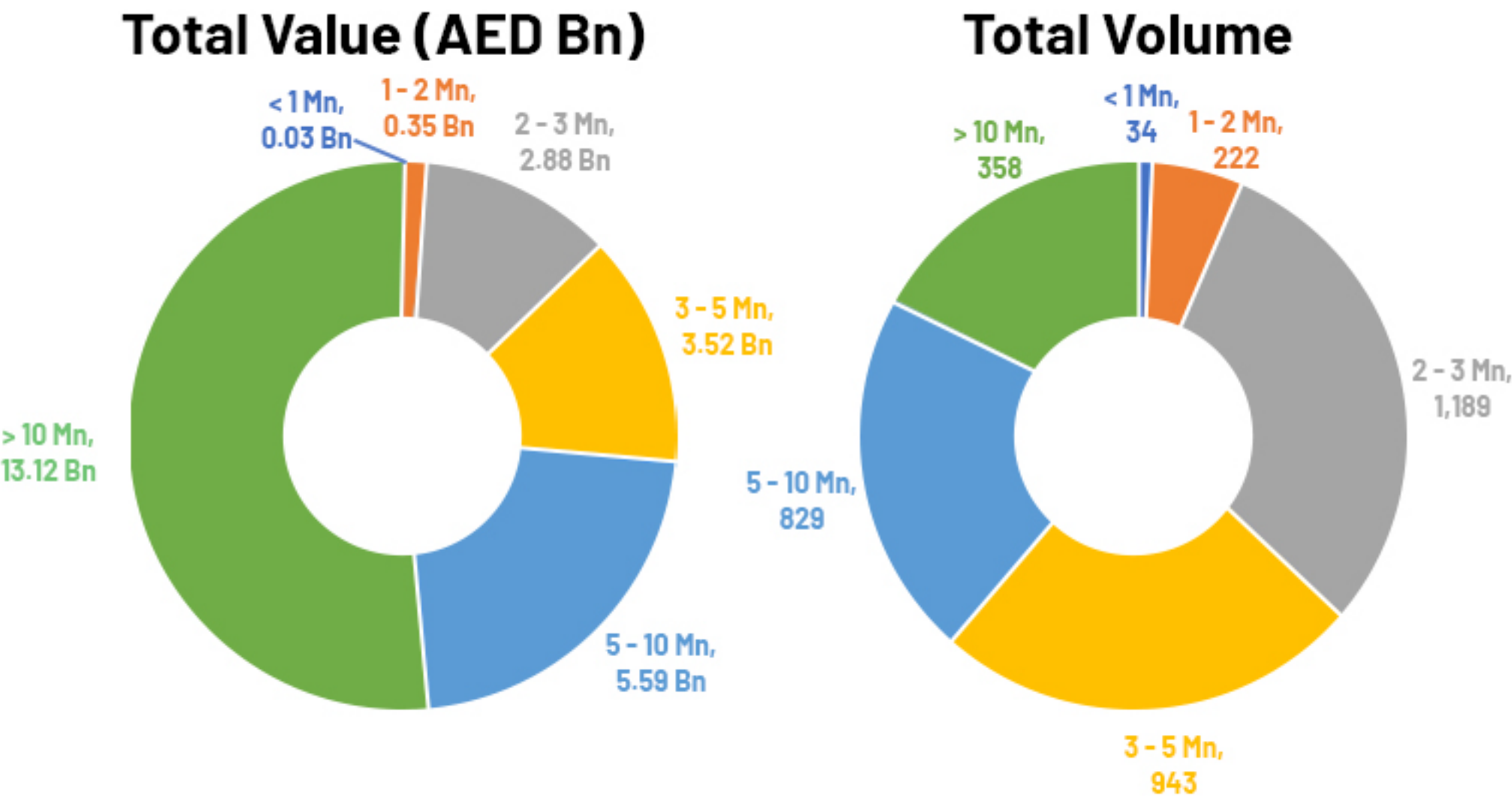
Apartment Ticket Size (%)



Villa Sales Split

	Total Value (AED Bn)	Total Volume
< 1 Mn	0.03 Bn	34
1 - 2 Mn	0.35 Bn	222
2 - 3 Mn	2.88 Bn	1,189
3 - 5 Mn	3.52 Bn	943
5 - 10 Mn	5.61 Bn	829
> 10 Mn	13.12 Bn	685

Villa Ticket Size (%)



Luxury Market Overview

The luxury real estate segment in Dubai (transactions above AED 10M) continues to exhibit strong investor confidence and sustained demand, particularly in the off-plan space.

Off-Plan Dominance:

81% of luxury transaction value in 2025 YTD has come from off-plan deals, totalling AED 15.1B – signalling continued appetite for branded, lifestyle-focused developments with long-term upside.

Off-Plan Luxury Hotspot:

The Oasis leads with AED 6.0 Bn in value and 329 units sold – suggesting deep investor backing for premium masterplan launches.

Ready Luxury Hotspot:

Palm Jumeirah remains the strongest resale performer (AED 0.7 Bn), maintaining its status as a trophy address..

Record-Setting Transactions:

- Apartments at La Mer by Meraas led luxury off-plan apartment deals, with prices hitting AED 10,367/sq ft.
- A standout villa sale at Palm Jumeirah’s EOME project reached AED 300M at AED 18,534/sq ft, confirming robust demand for waterfront mega-mansions.

Top 5 Off-Plan Luxury Communities by Value

Location / Sub-Community	Value (AED Bn)	Volume
The Oasis	6.0 Bn	329
La Mer	1.3 Bn	16
The Acres	1.1 Bn	70
Palm Jebel Ali	1.0 Bn	45
Downtown Dubai	0.7 Bn	33

Deal Size AED 10M +

Top 5 Ready Luxury Communities by Value

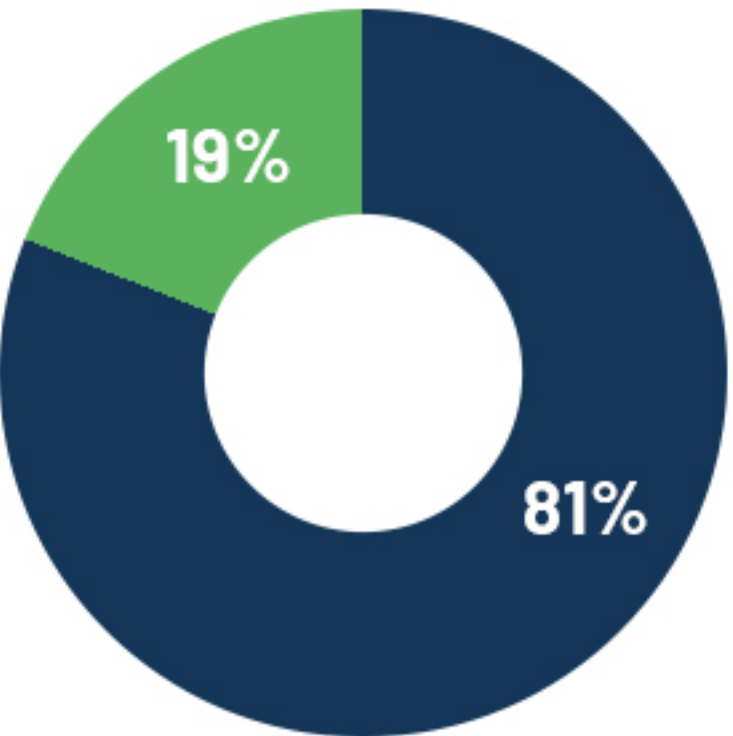
Location / Sub-Community	Value (AED Bn)	Volume
Palm Jumeirah	0.7 Bn	26
Dubai Hills Estate	0.4 Bn	18
Jumeirah Golf Estates	0.3 Bn	15
Al Barari	0.2 Bn	9
Jumeirah Islands	0.2 Bn	8

Luxury Market Overview

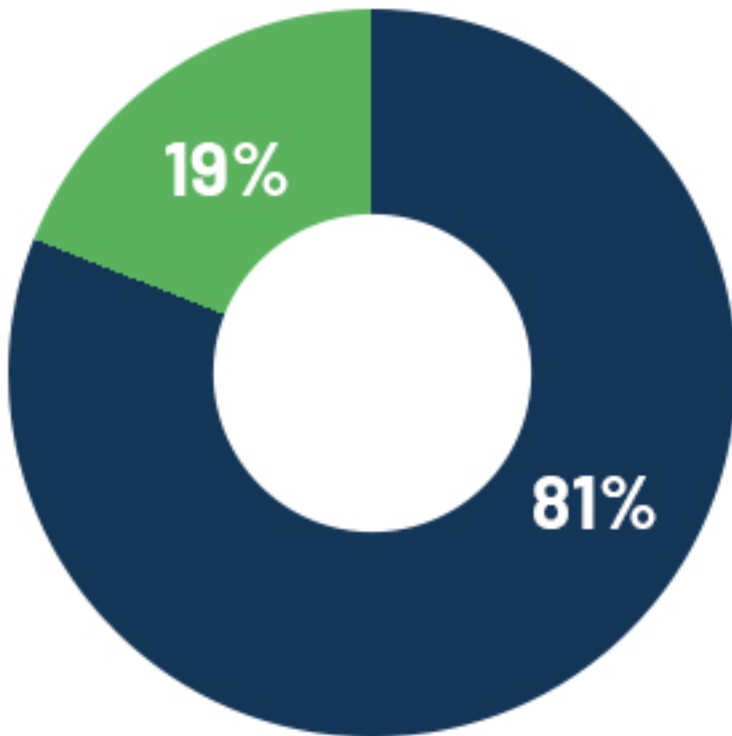
Off-Plan and Ready Sales Split

Transaction Type	Total Value (AED Bn)	Total Volume
Off-Plan Sales	15.1 Bn	746
Ready Sales	3.5 Bn	173
Grand Total	18.6 Bn	919

Total Value (AED Bn)



Total Volume

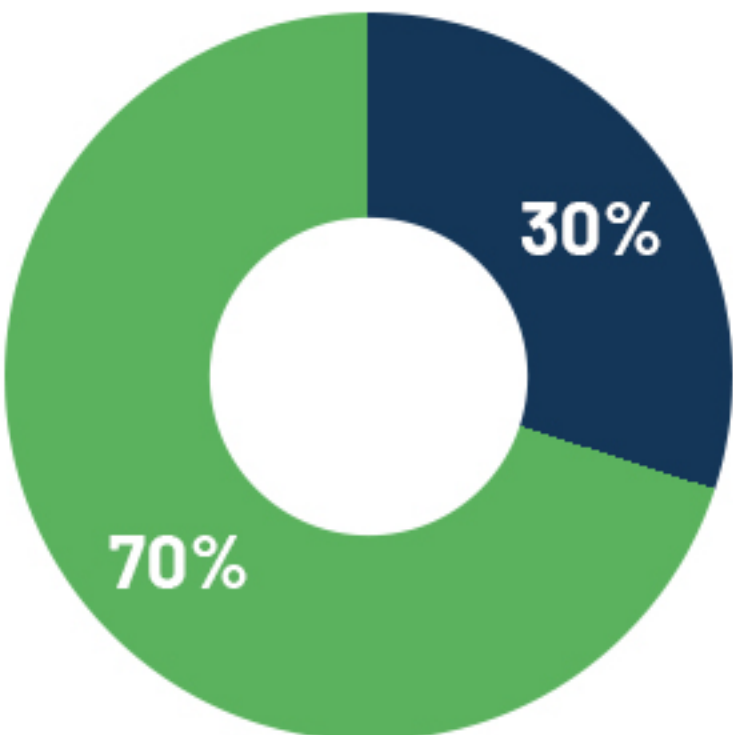


Off-Plan Sales
Ready Sales

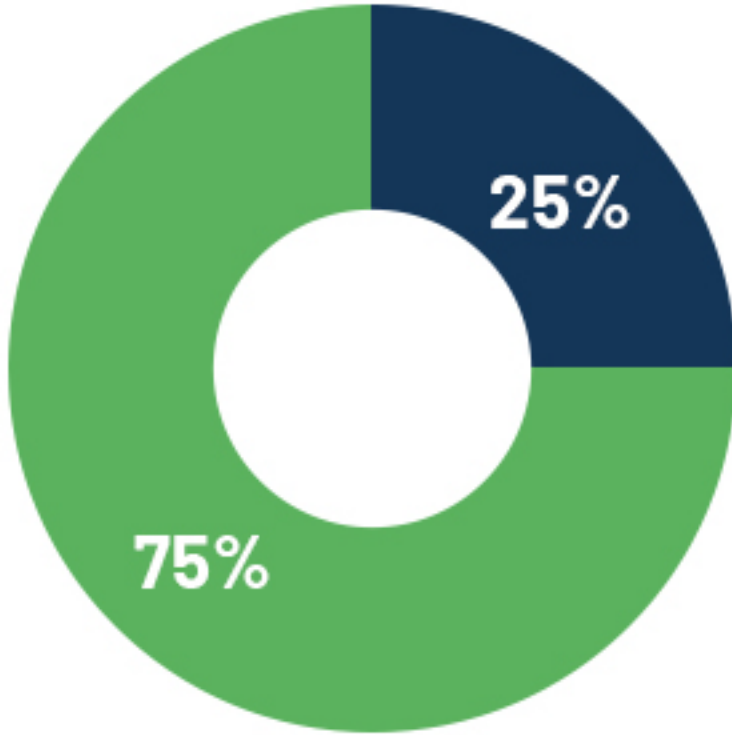
Off-Plan Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	4.5 Bn	186
Villa Sales	10.5 Bn	560
Grand Total	15.1 Bn	746

Total Value (AED Bn)



Total Volume

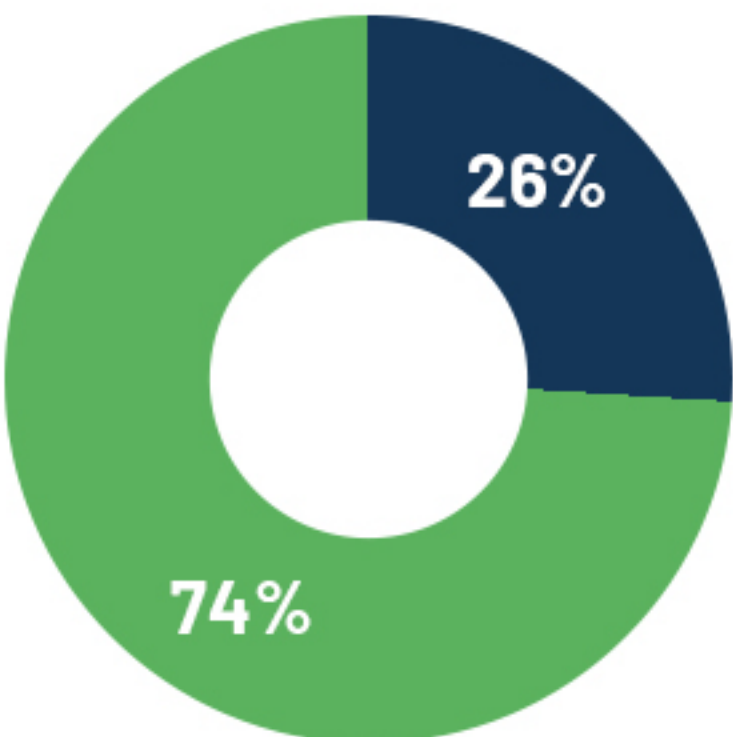


Apartment Sales
Villa Sales

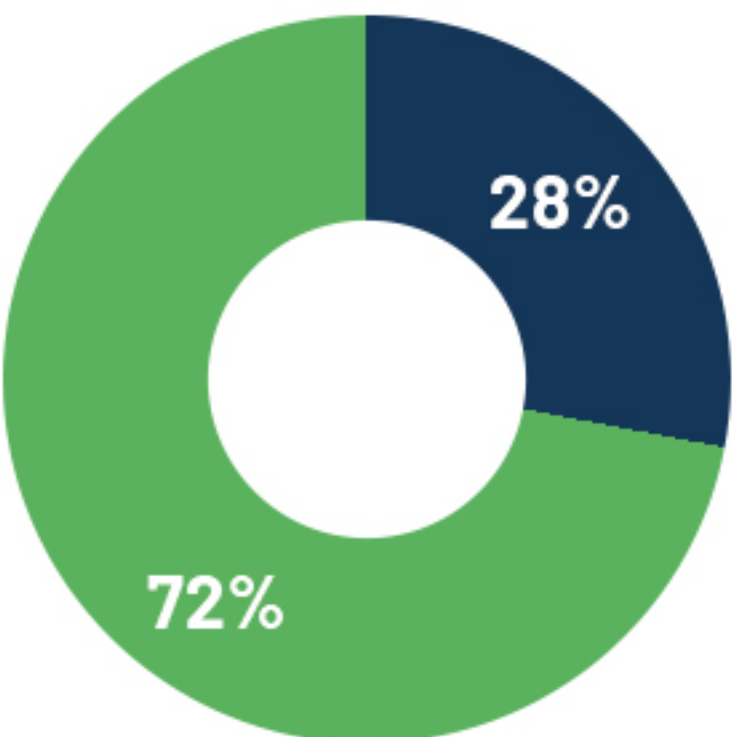
Ready Sales Split By Property type

Property Type	Total Value (AED Bn)	Total Volume
Apartment Sales	0.9 Bn	48
Villa Sales	2.6 Bn	125
Grand Total	3.5Bn	173

Total Value (AED Bn)



Total Volume



Apartment Sales
Villa Sales

Luxury Market Overview

5 Most Expensive Transactions of May 2025 – Apartments

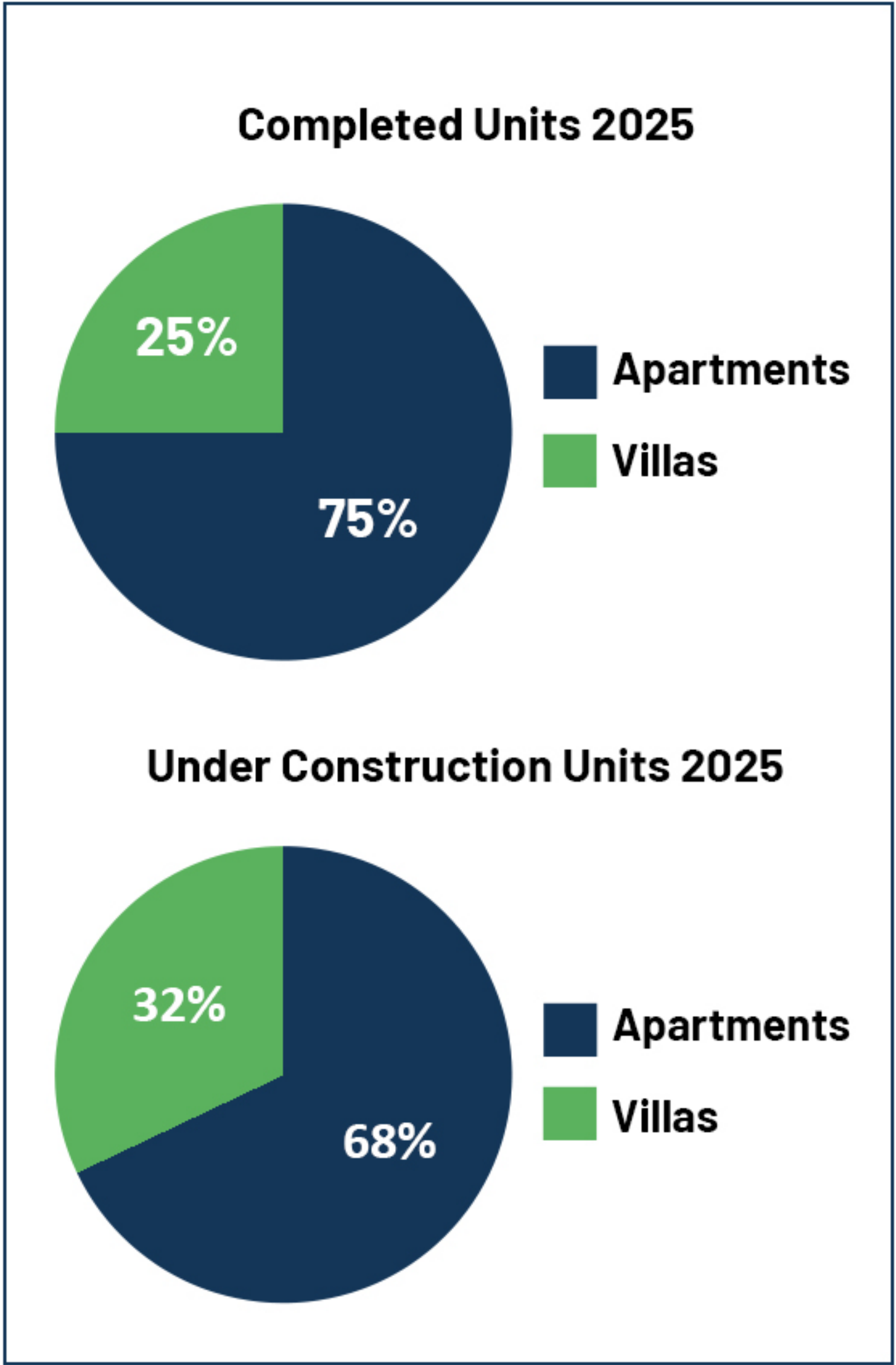
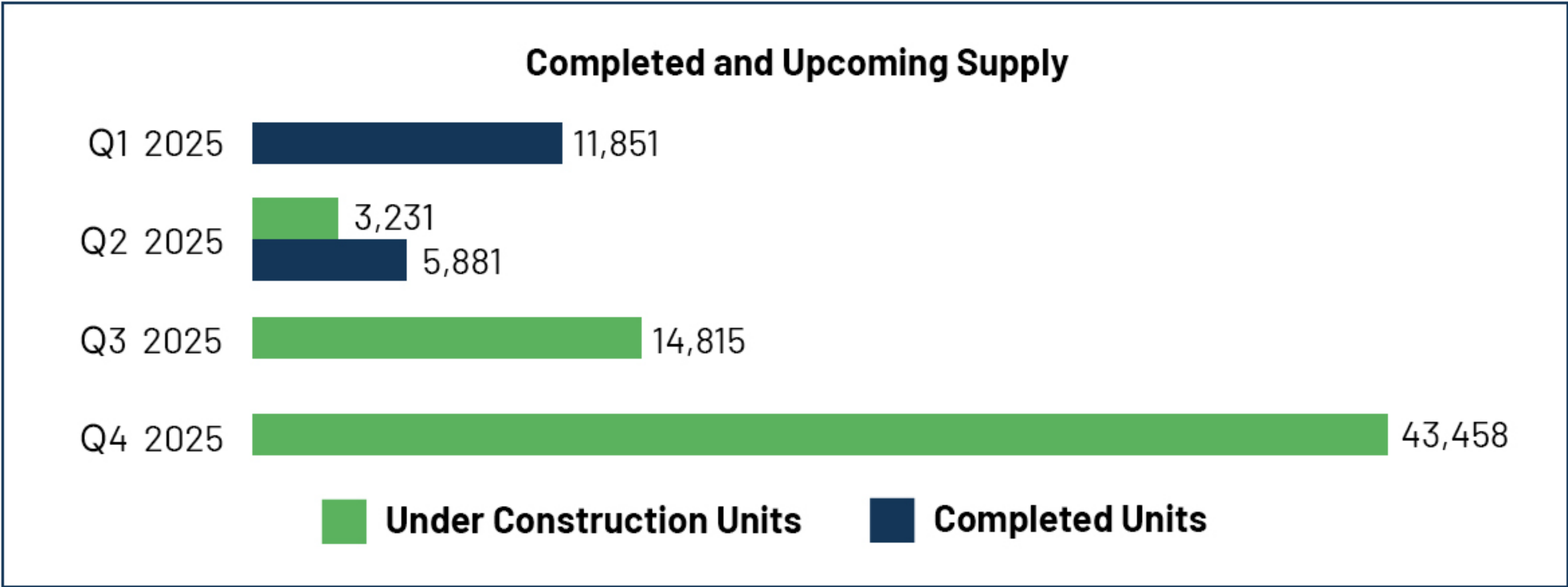
Project Name	Location / Sub-Community	Developer	Sale Value (AED)	Average Price/ Sq ft	Sales Sequence	Transaction Type
Jumeirah Residences Asora Bay	La Mer	Meraas Development L.L.C	164 Mn	9,012.8	Primary	Off-Plan
Jumeirah Residences Asora Bay	La Mer	Meraas Development L.L.C	144 Mn	7,544.8	Primary	Off-Plan
Jumeirah Residences Asora Bay	La Mer	Meraas Development L.L.C	121 Mn	10,367.6	Primary	Off-Plan
Jumeirah Residences Asora Bay	La Mer	Meraas Development L.L.C	99 Mn	8,318.5	Primary	Off-Plan
Jumeirah Residences Asora Bay	La Mer	Meraas Development L.L.C	97 Mn	8,002.8	Primary	Off-Plan

5 Most Expensive Transactions of May 2025 – Villas

Project Name	Location / Sub-Community	Developer	Sale Value (AED)	Average Price/ Sq ft	Sales Sequence	Transaction Type
EOME	Palm Jumeirah	Blue Haven Real Estate Development LLC	300 Mn	18,534.1	Primary	Off-Plan
Zaya Zuha Island	World Islands	FIVE Global Holdings - SKAI Holdings	79 Mn	4,284.9	Secondary	Off-Plan
Fairways	Dubai Hills Estate	Emaar Properties PJSC	67 Mn	4,369.0	Secondary	Ready
LANAI Island	Tilal Al Ghaf	Majid Al Futtaim (MAF Group)	64 Mn	2,710.9	Secondary	Off-Plan
Garden Homes Frond N (Al Naghal)	Palm Jumeirah	Nakheel PJSC	62 Mn	12,104.6	Secondary	Ready

Completed & Upcoming Supply Overview

Completed & Under Construction Units



Completed Units by Property Type

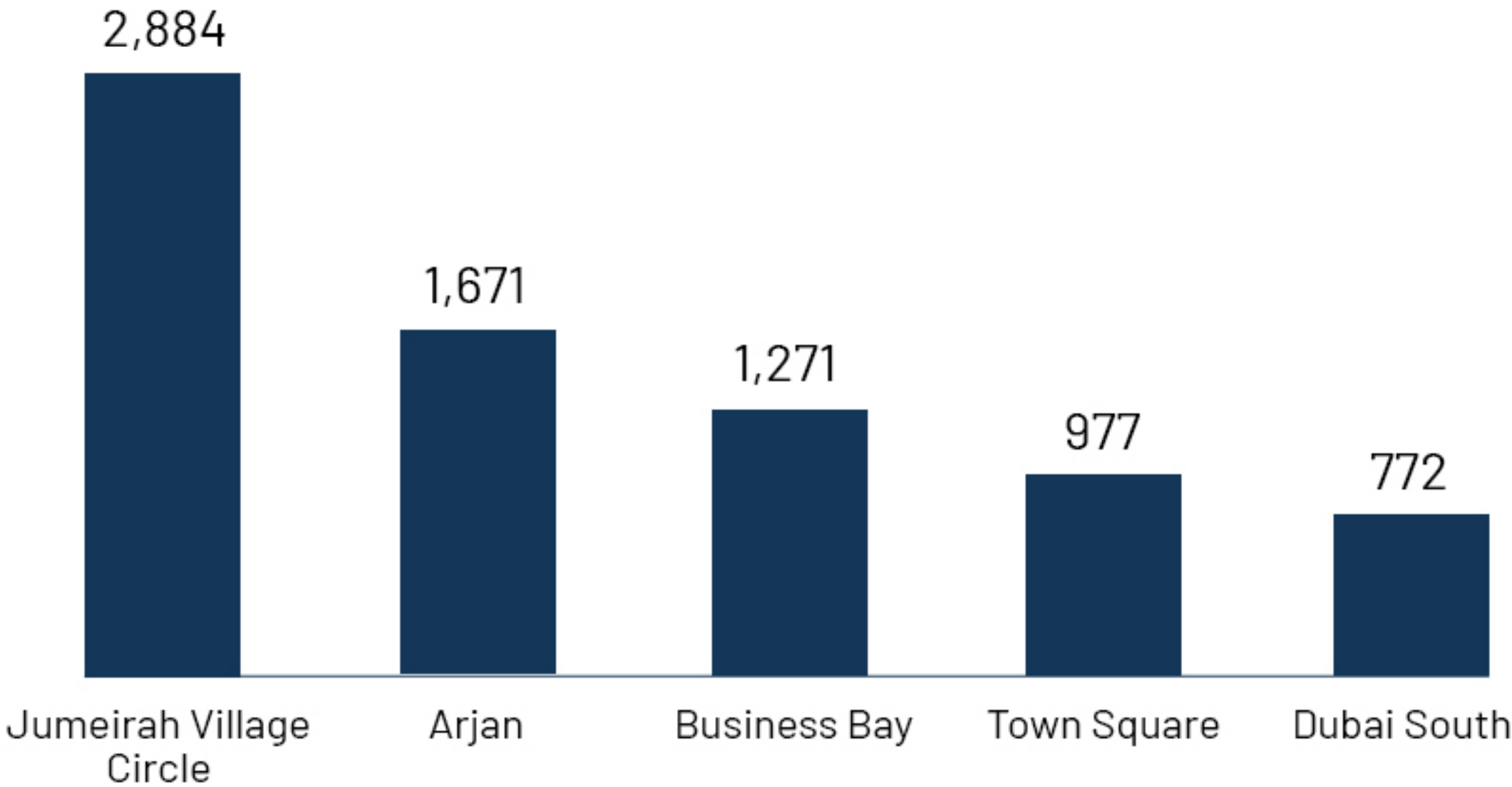
Property Type	Completed Units
Apartments	13,367
Villas	4,365
Total	17,732

Under Construction Units by Property Type

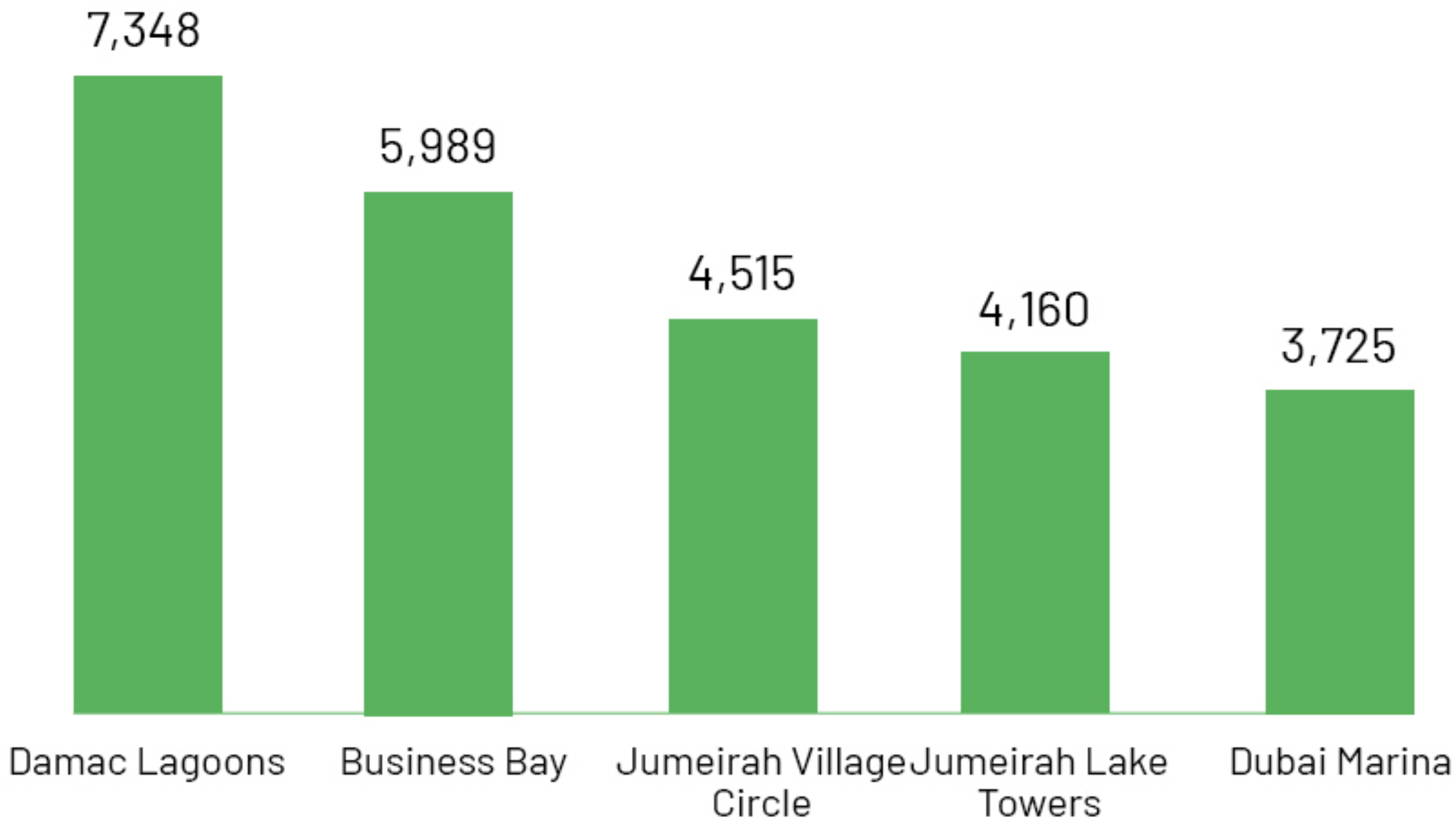
Property Type	Under Construction Units
Apartments	42,011
Villas	19,493
Total	61,504

Completed & Upcoming Supply Overview

Completed Units as of May 2025
Top Locations / Sub-Communities



Under Construction Units 2025
Top Locations / Sub-Communities



REIDIN

Data Analytics

For More Details Visit

www.reidin.com | info@reidin.com